

Staff Summary Report



Hearing Officer Hearing Date: August 7, 2007

Agenda Item Number: 6

SUBJECT: This is a public hearing for a request by **COREY RESIDENCE (PL070251)** located at 1813 East Riviera Drive for one (1) use permit.

DOCUMENT NAME: 20070807dsjc01

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Hold a public hearing for a request by the **COREY RESIDENCE (PL070251)** (Ashley Corey, applicant/property owner) located at 1813 East Riviera Drive in the R1-6, Single Family Residential District for:

ZUP07079 Use permit to allow an accessory building.

PREPARED BY: Jon Christopher, Planner II (480-350-8436)

REVIEWED BY: Steve Abrahamson, Planning & Zoning Coordinator (480-350-8359)

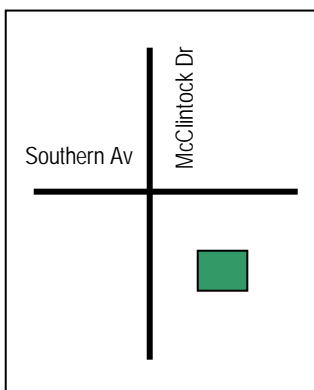
SEA

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval subject to Conditions (1 – 3).

ADDITIONAL INFO: The Corey Residence is requesting a use permit for a detached accessory building for storage to be located within the north side of the rear yard. Staff recommends approval of the use permit; it is compatible with the existing residence and complies with the approval criteria for a use permit. To date, no public input has been submitted for this request.



PAGES:

1. List of Attachments
2. Comments; Reason for Approval
3. Conditions of Approval; History & Facts/Description; Zoning & Development Code Reference

ATTACHMENTS:

1. Location Map(s)
2. Aerial Photo(s)
3. Letter of Intent
4. Site plan
5. Floor Plan /
6. Elevation (s)
- 7-9. Staff Photograph(s)

COMMENTS:

The Corey Residence is proposing to construct a freestanding garage / storage building at the northeast corner of the lot; adjacent to the alley to the west and the adjoining property line with the neighbor to the north. According to the letter of justification, the proposed location of the accessory structure provides adequate separation between the residence and the accessory garage (storage). The proposed building will build to match the existing house with stucco and color.

Use Permit

The Zoning and Development Code requires a use permit for a detached accessory building that exceeds eight (8) feet in height and/or two hundred (200) square feet in area. The applicant is proposing to construct a 1,254 sf. accessory structure with a height of 14' feet. The structure will be compatible with the existing residence and complies with the approval criteria for a use permit. This use permit request meets all applicable tests in the following manner:

Evaluating the use permit, the proposal appears to pass the use permit test listed below:

- a. Any significant increase in vehicular or pedestrian traffic in adjacent areas;
 - There will be no significant increase in vehicular or pedestrian traffic in adjacent areas.
- b. Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding that of ambient conditions;
 - This use, with conditions, should not create nuisances within this industrially zoned area.
- c. Contribution to the deterioration of the neighborhood or to the downgrading of property values which is in conflict with the goals, objectives or policies for rehabilitation, redevelopment or conservation as set forth in the City's adopted plans, or General Plan;
 - The proposed development would not contribute to neighborhood deterioration or downgrade property values. This use permit request is consistent with the General Plan 2030's Land Use Element. The requested use permit will not be detrimental to the surrounding area, but will further the General Plan Land Use Element Goals and Strategies.
- d. Compatibility with existing surrounding structures and uses;
 - The proposed use appears to be compatible with surrounding uses.

Conclusion

Staff recommends approval of the use permit as submitted.

REASON(S) FOR APPROVAL:

1. No apparent nuisance resulting from noise, smoke, odor, dust vibration or glare.
2. No apparent hazards to persons or property from possible explosion, contamination, fire or flood.
3. Traffic generated by this use should not be excessive.
4. The use appears to be compatible with the building, site and adjacent property.

SHOULD THE HEARING OFFICER ELECT TO TAKE AFFIRMATIVE ACTION ON THE REQUEST, THE FOLLOWING CONDITIONS OF APPROVAL SHOULD APPLY.

**CONDITION(S)
OF APPROVAL:**

1. Obtain all necessary clearances from the building safety division.
2. Detached structure to be compatible in design with main dwelling; colors to match existing dwelling.
3. The detached accessory building shall not be used as a separate living unit. Only one residential unit allowed in the R1-6 single family zoning district.

SHOULD THE HEARING OFFICER ELECT TO TAKE AFFIRMATIVE ACTION ON THE REQUEST, THE FOLLOWING CONDITIONS OF APPROVAL SHOULD APPLY.

HISTORY & FACTS: Single Family home constructed in 1982.

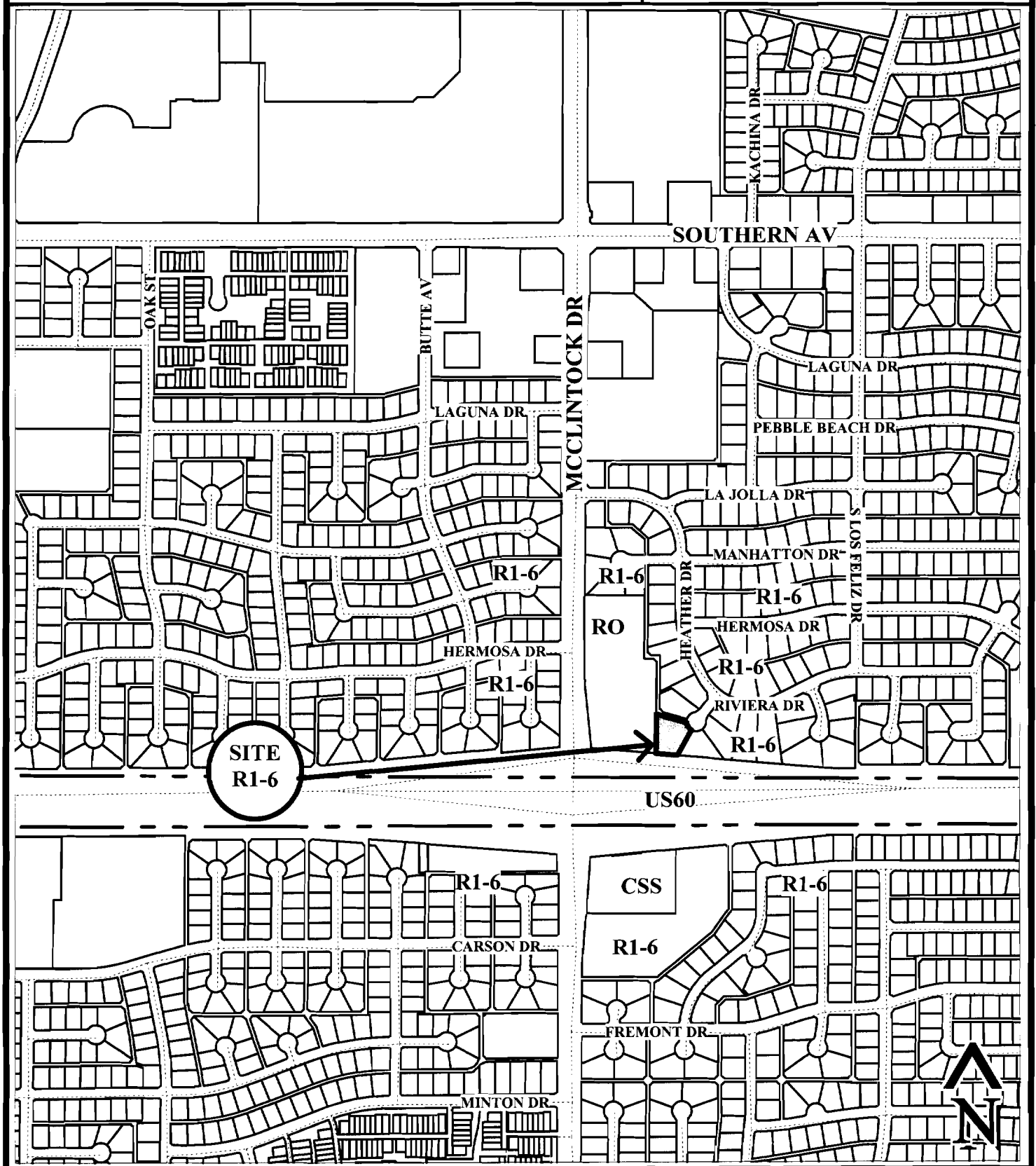
DESCRIPTION: Owner – Ashley Corey
Applicant – Ashley Corey
Existing Zoning – R1-6, Single Family Residential District
Lot Size – 23, 292 s.f. / .53 acres
Existing Home area – 2,480 s.f.
Proposed accessory Area - 1,254 s.f.
Proposed accessory Height - 15 feet
Rear yard setback – 15 feet
Side yard setback – 5 feet
Proposed Lot Coverage – 11.2%
Lot Coverage Allowed – 45%

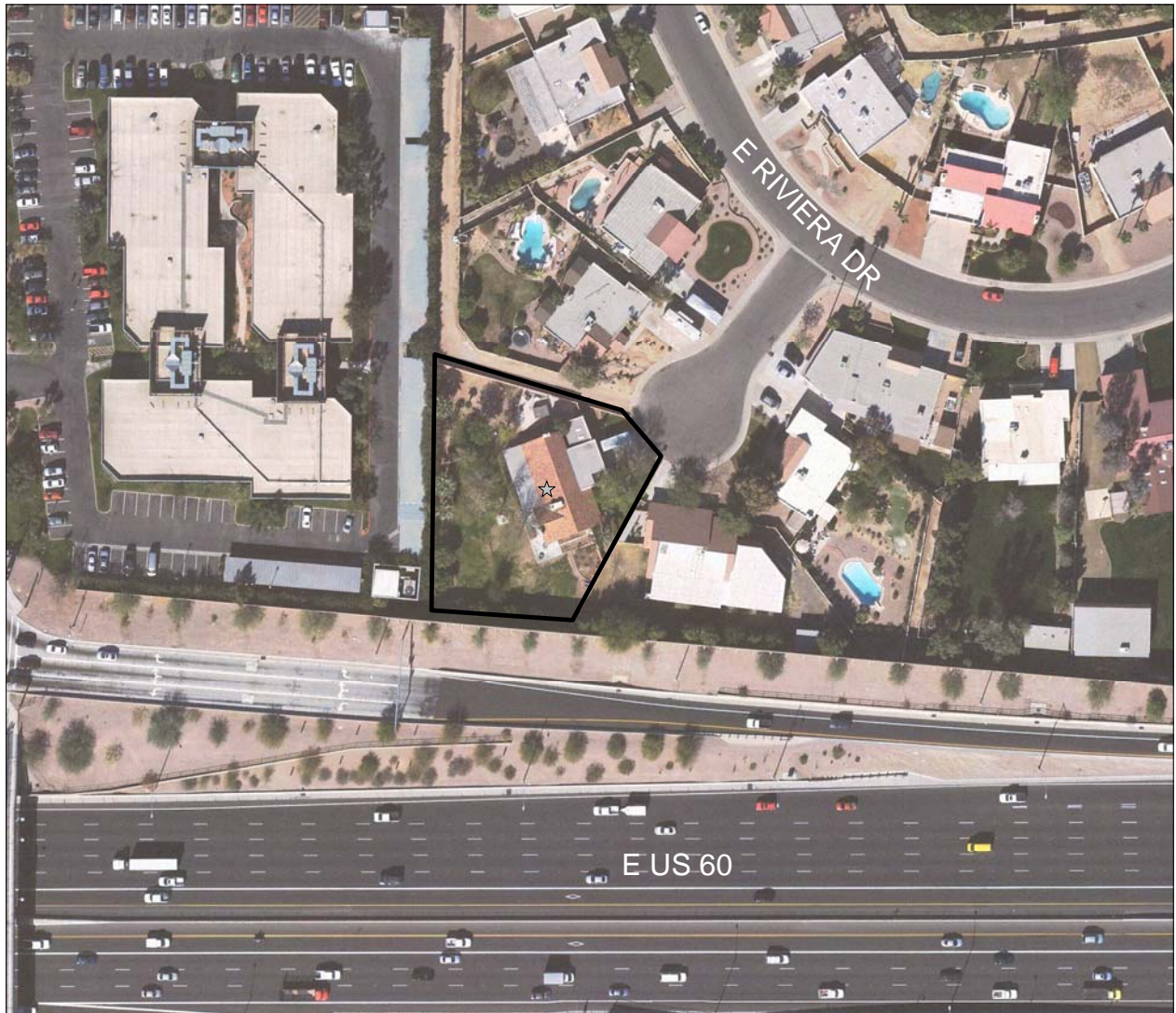
**ZONING AND
DEVELOPMENT**

CODE REFERENCE: Section 3-401- Accessory Buildings, Uses and Structures
Section 6-308 – Use Permits

COREY RESIDENCE

PL070251





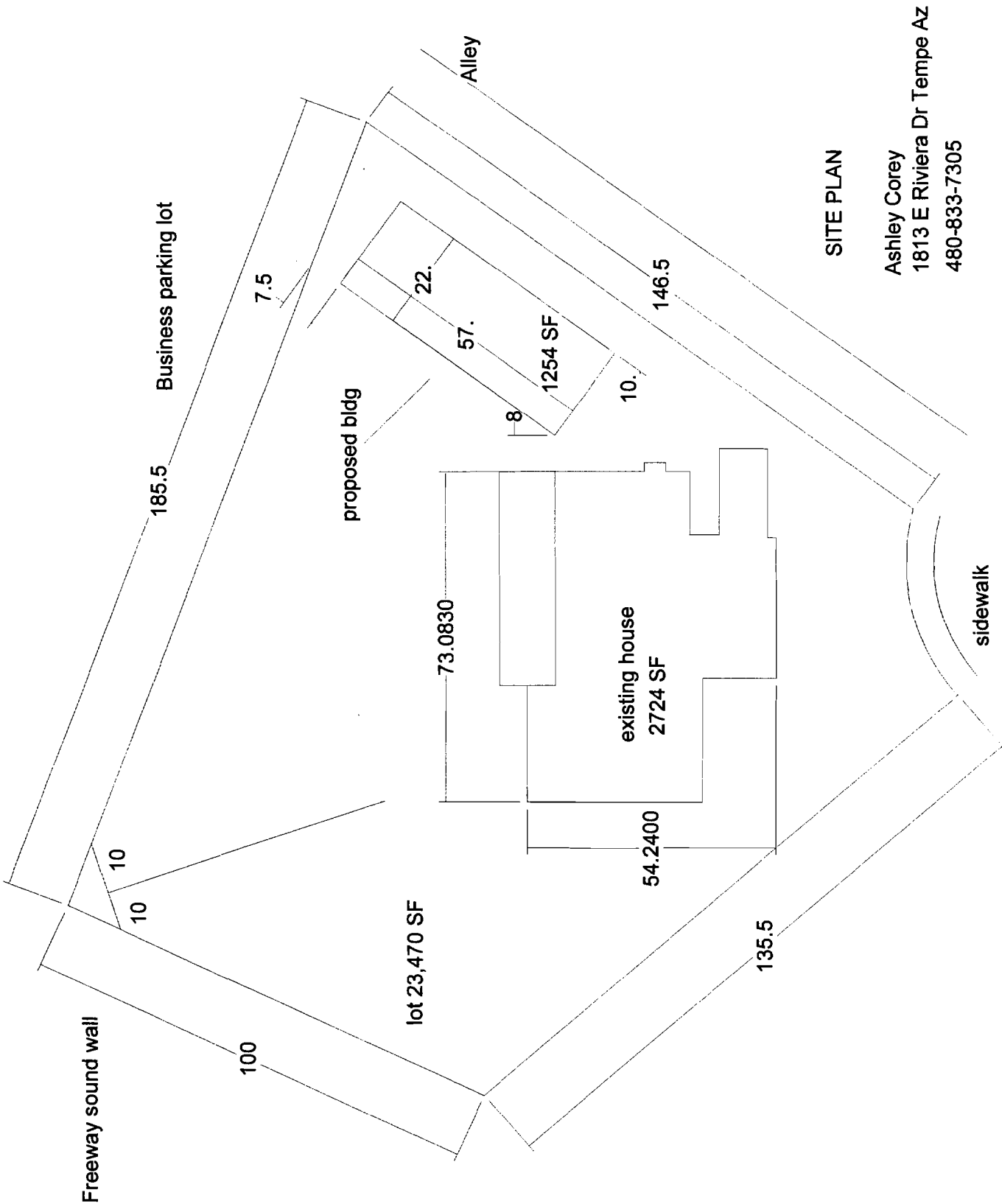
COREY RESIDENCE (PL070251)

To whom it may concern:

It is my intent to build a detached garage – storage building at the rear of the lot to minimize visibility from the street. It will be built of matching stucco / paint colors to the existing house. This building is not for business purposes. There will not be any additional traffic or noise associated with this structure.

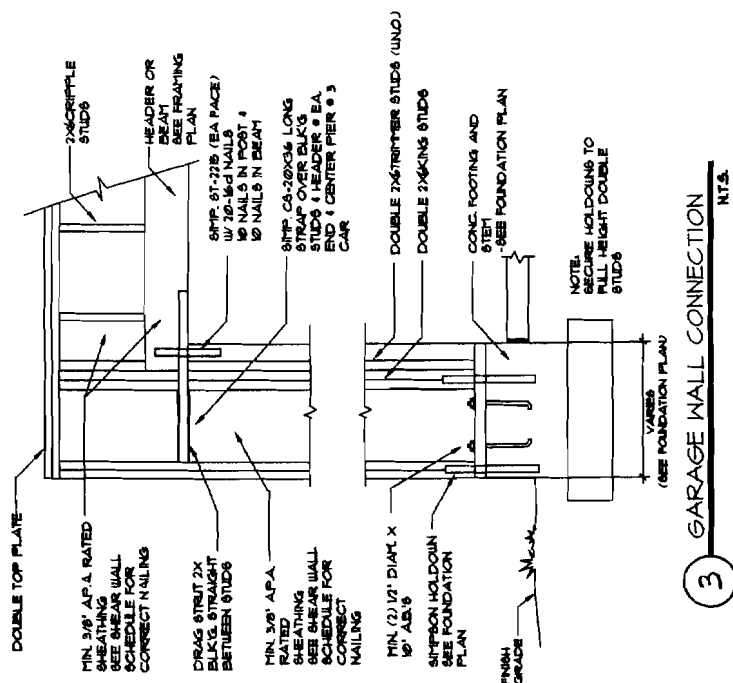
Sincerely,

Ashley Corey



SITE PLAN

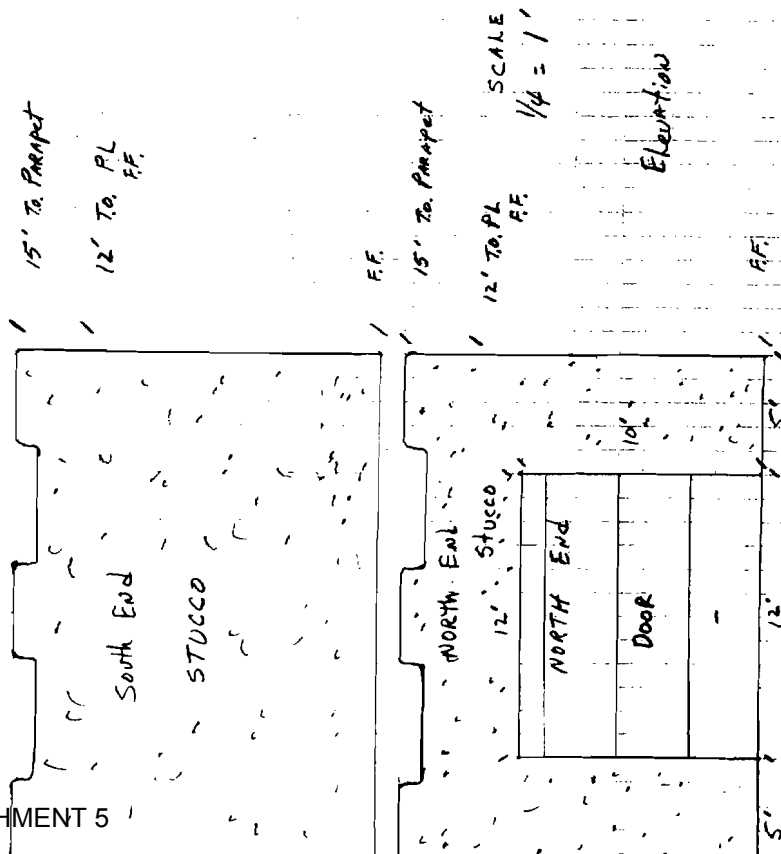
Ashley Corey
1813 E Riviera Dr Tempe Az
480-833-7305



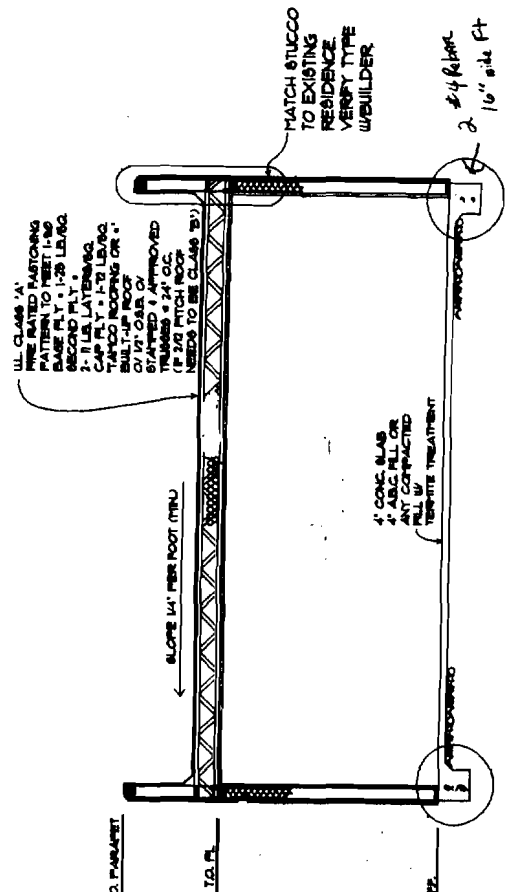
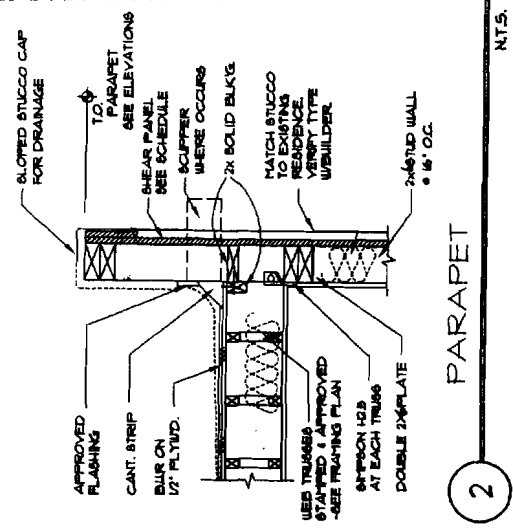
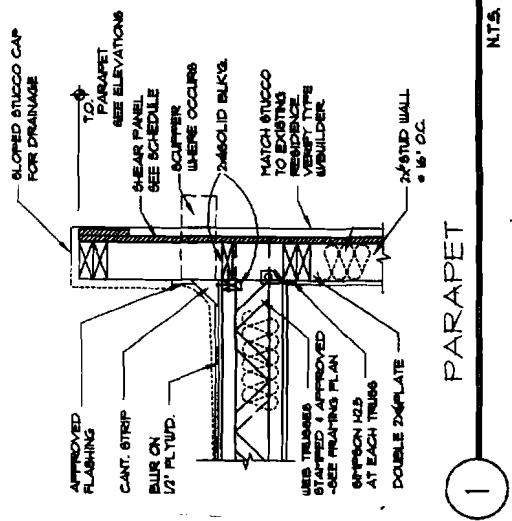
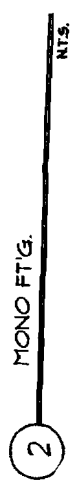
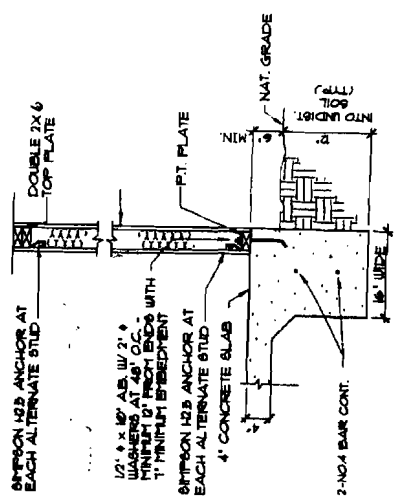
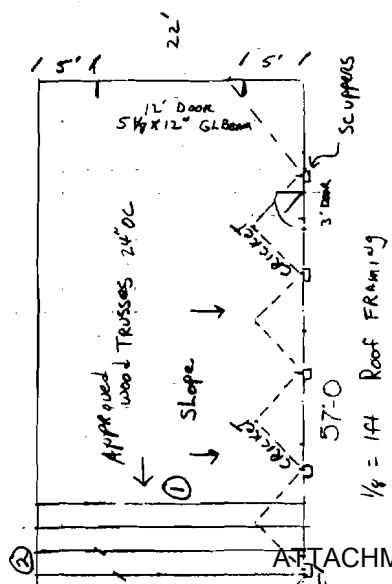
GARAGE WALL CONNECTION

WIS

SCALE:	APPROVED BY:		DRAWN BY
	DATE:	REVIEWED	



ATTACHMENT 5





COREY RESIDENCE

1813 EAST RIVERA DR.

PL070251

FRONT OF RESIDENT: VIEW FACING SOUTH



COREY RESIDENCE

1813 EAST RIVERA DR.

PL070251

REAR OF RESIDENT: VIEW FACING NORTH



COREY RESIDENCE

1813 EAST RIVERA DR.

PL070251

REAR OF RESIDENT: VIEW FACING NORTH